

029.0

0004

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

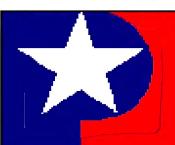
759,000 / 759,000

USE VALUE:

759,000 / 759,000

ASSESSED:

759,000 / 759,000


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
38		BATES RD, ARLINGTON

Legal Description							User Acct
							20239
							GIS Ref
							GIS Ref
							Insp Date
							08/19/17

OWNERSHIP

Unit #:

Owner 1: HAVERTY MICHAEL	
Owner 2: MC CALL CHRISTINE	
Owner 3:	
Street 1: 38 BATES ROAD	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER
Owner 1: HUNT JOSEPH J -
Owner 2: -
Street 1: 38 BATES ROAD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Wood Shingle Exterior and 1382 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl Infl % Infl % Infl % Appraised Alt Spec J Fact Use Value Notes
Code Fact Price Units Type
101 One Family 5000 Sq. Ft. Site 0 80. 1.14 1

PREVIOUS ASSESSMENT										Parcel ID		029.0-0004-0003.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2022	101	FV	303,000	0	5,000.	456,000	759,000		Year end	12/23/2021			
2021	101	FV	294,300	0	5,000.	456,000	750,300		Year End Roll	12/10/2020			
2020	101	FV	294,400	0	5,000.	456,000	750,400	750,400	Year End Roll	12/18/2019			
2019	101	FV	244,300	0	5,000.	484,500	728,800	728,800	Year End Roll	1/3/2019			
2018	101	FV	244,300	0	5,000.	353,400	597,700	597,700	Year End Roll	12/20/2017			
2017	101	FV	231,000	0	5,000.	307,800	538,800	538,800	Year End Roll	1/3/2017			
2016	101	FV	231,000	0	5,000.	262,200	493,200	493,200	Year End	1/4/2016			
2015	101	FV	225,600	0	5,000.	256,500	482,100	482,100	Year End Roll	12/11/2014			

SALES INFORMATION							TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
HUNT JOSEPH J	1343-59		8/24/2007		485,000	No	No					
HUNT JOSEPH J	1028-197		11/24/2000	Family		1	No	No	4			
	1028-197		4/1/1987			1	No	No	A			

BUILDING PERMITS										ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name	
11/30/2012	1566	Re-Roof	6,450	C					8/19/2017	MEAS&NOTICE	HS	Hanne S	
									4/11/2013	Info Fm Prmt	MM	Mary M	
									1/27/2009	Meas/Inspect	372	PATRIOT	
									3/29/2000	Inspected	276	PATRIOT	
									2/17/2000	Measured	263	PATRIOT	
									8/12/1993		PC	PHIL C	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	Colonial			Full Bath: 1	Rating: Average												
Sty Ht: 2	2 - Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1	- Concrete			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average												
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:												
Sec Wall:		%		OthrFix: 1	Rating: Fair												
Roof Struct: 1	- Gable			OTHER FEATURES													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units 1							
Color: WHITE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Fpl: 2	Rating: Average			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2									
Year Blt: 1938	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:		Alt %:		Total Units:				Lower									
Jurisdict:		Fact: .		Floor:				Totals	RMS: 6	BRs: 3	Baths: 1	HB: 1					
Const Mod:				% Own:				REMODELING				RES BREAKDOWN					
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRs	FL					
INTERIOR INFORMATION				Phys Cond: AG - Avg-Good	26. %			Interior:	1	6	3						
Avg Ht/FL: STD				Functional:		%		Additions:									
Prim Int Wal 2	- Plaster			Economic:		%		Kitchen:									
Sec Int Wall:		%		Special:		%		Baths:									
Partition: T - Typical				Override:		%		Plumbing:									
Prim Floors: 3	- Hardwood			Total:	26.4 %			Electric:									
Sec Floors:		%		CALC SUMMARY				Heating:									
Bsmnt Flr: 12	- Concrete			Basic \$ / SQ: 130.00				General:									
Subfloor:				Size Adj.: 1.35000002				Totals	1	6	3						
Bsmnt Gar:				Const Adj.: 0.98990101													
Electric: 3	- Typical			Adj \$ / SQ: 173.728													
Insulation: 2	- Typical			Other Features: 84300													
Int vs Ext: S				Grade Factor: 1.10													
Heat Fuel: 1	- Oil			NBHD Inf: 1.00000000													
Heat Type: 5	- Steam			NBHD Mod:													
# Heat Sys: 1				LUC Factor: 1.00													
% Heated: 100		% AC:		Adj Total: 411630													
Solar HW: NO		Central Vac: NO		Depreciation: 108670													
% Com Wal		% Sprinkled		Depreciated Total: 302960													
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val											
Make:		Model:															
SPEC FEATURES/YARD ITEMS				Serial #:			Year:		Color:								
PARCEL ID 029.0-0004-0003.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N					Total Yard Items:												
					Total Special Features:												
					Total:												
IMAGE AssessPro Patriot Properties, Inc																	
																	